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Application Ref: **2018/2663/L**
Please ask for: **Catherine Bond**
Telephone: 020 7974 **2669**

19 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
32 Torrington Square
London
WC1E 7JL

Proposal: Details of structural repairs to front façade, new external openings, joinery/plasterwork repairs and damp-proofing as required by condition 4 of Listed Building Consent ref: 2017/5851/L granted 20/03/2018 for the Restoration of 32 Torrington Square including internal changes together with erection of a 4-storey new annex building (plus basement) within the gap land to the north to accommodate a research facility (Toddler Lab) for Birkbeck, University of London (Class D1 Use).

Drawing Nos: Drawing nos: Site Location Plan; BB029 1002 Ext 1F 2F rev P2; BB029 1003 Ext 3F rev P2; BB029 1101 rev P4; BB029 1102 rev P4; BB029 1103 rev P4; BB029 1105 rev P2; BB029 1106 rev P2; BB029 1107 rev P2; BB029 1110 rev P1; BB029 1111 rev P1; BB029 1121 rev P1; BB029 1123 rev P1; J2889-S-DR-0010_05_S5; J2889-S-DR-0012_04_S5; J2889-S-OR-0120_08_S5; J2889-S-OR-0130_08_S5; J2889-S-DR-0140_07_S5; Schedule of Proposed Works to Existing Building; Method Statement - Strengthening Works to Existing Floors.; Method Statement - Repairs to Joinery and Plasterwork.

The Council has considered your application and decided to grant Approval of Details (Listed Building).



Informative(s):

1 Reasons for approval of details (listed building):

This application is to discharge condition 4 (a), (b) and (c) of listed building consent reference 2017/5851/L granted on 20/03/2018 for the restoration and extension of the grade II listed building to accommodate a research facility (Toddler Lab) for Birkbeck College requires detailed drawings, or samples of materials as appropriate, in respect of the following, to be submitted and approved in writing by the local planning authority before the relevant part of the work is begun:-

- a) Full structural engineer's report and drawings and methodologies covering all repairs of a structural nature to the front façade and in other affected areas.
- b) Full structural engineer's report, drawings and methodologies for all new openings to be made in the external envelope, including in the flank wall to the new extension.
- c) Method statements for all repairs to internal and external joinery and plasterwork.

The structural engineer's reports, drawings, methodologies and method statement covering structural repairs to the front façade and associated elements of the historic building, the creation of new openings in the external envelope including links to the new extension within the flank wall, and repairs to internal and external joinery and plasterwork comprehensively demonstrate that the building will works of repair and intervention will be of a sensitive nature, ensuring the building's longevity and sustainability as a new research facility in conjunction with the new extension on its northern side.

The works will cause no harm to the special interest of the grade II listed building and there will be no visual impact on the character and appearance of the Bloomsbury Conservation Area, within which it is located.

No public consultation was required for this application. The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the special interest of the listed building, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

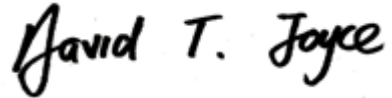
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are reminded that condition 4(d) (method statement for damp work) of listed building consent ref 2017/5851/L granted on 20/03/2018 is outstanding and requires details to be submitted and approved.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning